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AVAILABLE PROPERTY



JOIN DUNKIN DONUTS/BASKIN ROBBINS 2057 Lincoln Highway St. Charles, IL 60174

Location: Route 38 east of Randall Road. Redevelopment

of a freestanding outlot Restaurant into 2 new units.

Total GLA: 3,956 square feet

Space Available: 1,802 square feet

Zoning: Restaurant encouraged – Part of a P.U.D.

Area Tenants: Citibank, Taco Bell, Skippys Gyros, Wendy's,

Tacos Fresco, Scottrade

<u>Demographics:</u> <u>1 mile</u> <u>3 mile</u> <u>5 mile</u>

Population: 9,092 54,432 108,326 Employees: 3.790 35,726 69,461 Avg. HH Income: \$91,510 \$106,400 \$115,010 Estimated Households: 3,372 20,053 38,670 **Parking:** Minimum 70 spaces with cross easement, to balance of the property.

Traffic Counts:

Lincoln Hwy - 17,100 vpd

Comments:

The building will be totally redeveloped with a drive-through Dunkin Donuts/Baskin Robbins. The space will be newly refurbished Vanilla Box ready for creating new tenant. Signage is extensive.

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While this information is deemed correct, no representation is made as to the accuracy thereof. This information is subject to errors, omissions and change of terms at any time. The property may be withdrawn from the market without notice.

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